

**LAND USE AMENDMENT  
STONE 1 (WARD 3)  
DEERFOOT TRAIL NE AND 128 AVENUE NE  
BYLAW 8D2017**

**MAP 25N**

**EXECUTIVE SUMMARY**

This Land Use Amendment application seeks to redesignate a portion of the parcel from Industrial – General (I-G) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District. This land use amendment would accommodate for a regional storm pond and an embankment near the northwest corner of the parcel as well as accommodate a wetland near the south east area of the parcel. No Industrial General land is being redesignated that could accommodate industrial uses given the natural constraints on these areas.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 November 03

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 8D2017; and

1. **ADOPT** the proposed redesignation of 12.11 hectares  $\pm$  (29.9 acres  $\pm$ ) located at 12620 – 15 Street NE (Portion of NW1/4 Section 25-25-1-5) from Industrial – General (I-G) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 8D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed S-CRI and S-UN districts will allow for proper protection of natural features on the site as well as allow for an appropriate land use designation for regional storm water infrastructure. The proposal conforms with relevant policies of the Municipal Development Plan (MDP) as well as the Stoney Industrial Area Structure Plan (ASP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

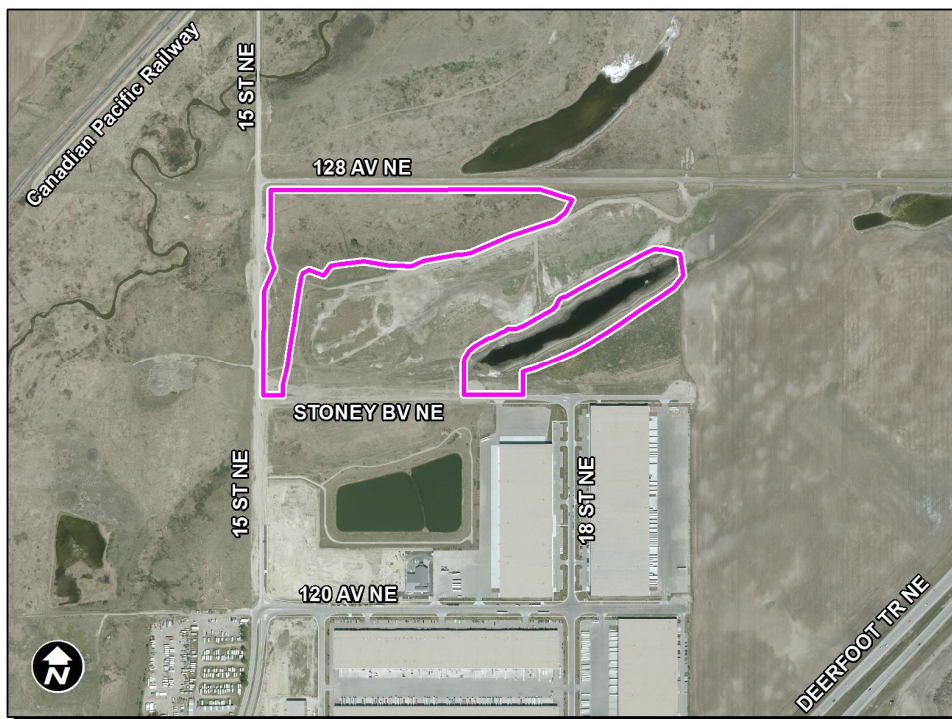
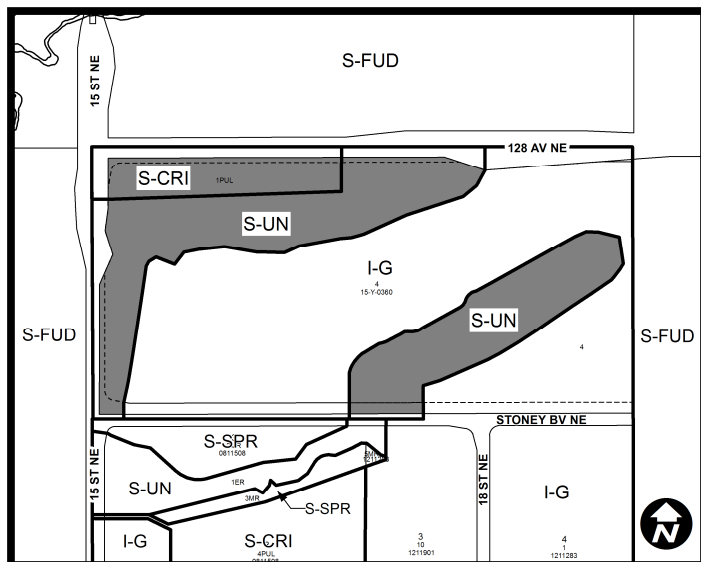
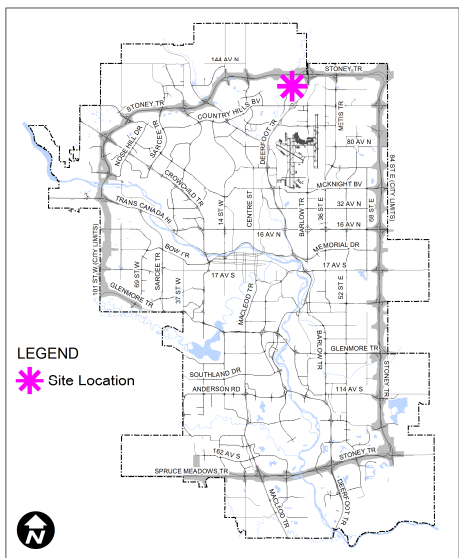
**ATTACHMENT**

Proposed Bylaw 8D2017

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 12.11 hectares ± (29.9 acres ±) located at 12620 – 15 Street NE (Portion of NW1/4 Section 25-25-1-5) from Industrial – General (I-G) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District.

**Moved by: J. Gondek**  
Absent: R. Wright

**Carried: 7 – 0**

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**Applicant:**

IBI Group

**Landowner:**

The City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in the north east quadrant of the city within the Stoney Industrial area, the site is located just west of Deerfoot Trail NE and just south of Stony Trail NE. The site has two defining natural features located within its borders. These features include an embankment along the northwest portion of the parcel as well as a wetland water body located near the south east portion of the site. The remainder of the site is relatively flat with little vegetation.

**LAND USE DISTRICTS**

The proposed S-CRI land use district is intended for infrastructure and utility facilities. A regional storm pond, which would be classified as a Utilities use is an appropriate use for this land use designation. Additionally, the S-UN district is intended to provide for natural landforms, vegetation, and wetlands. The two areas of this site to which would have the S-UN designation are the slope embankment along the northwest area of the site and the wetland near the southeast portion of the site.

**LEGISLATION & POLICY**

**Stoney Industrial Area Structure Plan (ASP)**

The subject site is located within Cell C of the Stoney Industrial Area Structure Plan. Within this Plan, the subject site is identified as Business Industrial Area with a special notation for a Municipal Depot on the site.

Approval of this land use redesignation does not provide the ability to construct the Municipal Depot as the Industrial General District has already been approved on the site. This land use amendment aims to provide better certainty around the protection of natural features on the site as well as provide an appropriate land use designation for a regional storm pond infrastructure.

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (MDP)

Section 2.6 of the Municipal Development Plan, Greening the City, includes policies that state that all land use and transportation planning and development should seek to conserve and protect ecosystems by recognizing the interconnectedness of air, land, water, climate, ecosystems habitat and people. Protecting, conserving, and enhancing water quality and quantity. And establishing, protecting and restoring native habitat and areas of biodiversity locally and regionally.

**TRANSPORTATION NETWORKS**

Vehicular access will be provided from Stoney Boulevard NE and 128 Avenue NE.

A Transportation Impact Assessment (TIA) was not required as part of this application. A TIA will be required at the Development Permit stage.

**UTILITIES & SERVICING**

The water connection for the site is available from Stoney Boulevard NE (250 PVC) along the southern edge of the parcel.

Sanitary connection is available adjacent to the development area on the east side of the parcel (600 millimetre PVC).

Storm sewer is available from 15 Street NE along the western edge of the parcel (525 PVC) and is subject to approval of a Stormwater Management Report (SWMR). Onsite stormwater will be accommodated by storm ponds with release rates determined by the SWMR.

**ENVIRONMENTAL ISSUES**

None.

**ENVIRONMENTAL SUSTAINABILITY**

This land use amendment application serves to preserve sensitive areas of an already designated parcel. Through this land use redesignation, ecologically sensitive areas will be protected from development.

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**GROWTH MANAGEMENT**

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

There is no community association in this area.

**Citizen Comments**

No comments received at the time of writing this report.

**Public Meetings**

No public meetings were held for this application.

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## APPENDIX I

### APPLICANT'S SUBMISSION

The subject site is 30.456 ha (75.258 ac) in area, is undeveloped, and is currently designated Industrial – General (I-G). A subdivision plan (i.e. SB2015-0360) has been approved for the subject site. The purpose of this Land Use Redesignation Application is to redesignate two portions of the subject site to Special Purpose – Urban Nature (S-UN) and one portion to Special Purpose – City and Regional Infrastructure (S-CRI). Remaining portions of the subject site that will not be redesignated to S-UN or S-CRI will remain I-G, so as to accommodate a new City of Calgary bus facility in the central portion of the site and a new road maintenance facility in the southeast corner of the site.

The two portions of the subject site being redesignated to S-UN are meant to protect important water bodies and vegetation. The southeast S-UN cell will protect a naturally occurring water body, while the northwest S-UN cell will protect grasslands and a series of tree stands. The one portion of the subject site being redesignated to S-CRI will act as a Public Utility Lot (PUL).

Overall, this proposed redesignation is in-line with the general industrial nature of the area. The proposed redesignation also complies with policy in the *Revised Stoney Industrial Area Structure Plan* (2006), including the guiding principles of “achieving a viable industrial base”, “conserving sensitive natural areas”, and “balancing development opportunities” (p. V).